



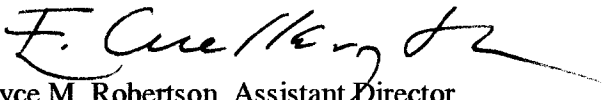
MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: June 23, 2004

SUBJECT: C-05 #Z2003000353-Revised
Gefen Inc./T-Mobil
7660 NW 186th Street
UU to Permit a Communication Tower
(3.69 Ac.) 11-52-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:

The subject property is currently or was historically permitted with DERM under industrial waste permits IW5-7444 and 2723. The site is a dry cleaning solvent contaminated site with two separate discharges tracked under Permit number IW5-2723. One discharge is currently in a state administered cleanup program and the second discharge is required to be addressed directly by the responsible party.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and a review of folio number 30-2011-016-0010 revealed the following two enforcement cases:

- a) Folio No. 30-2011-016-0010 DERM has file No. IW5-2723. There is a closed enforcement case against Country Club Shopping Center for dry cleaning solvent found in an on-site storm drain.

04/07/95 Notice of Required Testing Plan (NORTP) is due for submittal to DERM.

06/14/95 NORTP found to be incomplete by DERM. Structure needs to be identified and a soil boring with OVA analysis is required.

07/17/95 NORTP submittal pending review.

07/21/95 NORT Report (NORTR) due for submittal to DERM.

11/22/95 NORTR is received and pending review.

11/30/95 Contamination found in on site wells. A Contamination Assessment Report/Remedial Action Plan (CAR/RAP) is due.

04/17/96 CAR submittal received and pending review.

04/25/96 CAR Addendum (CARA) is due for submittal to DERM.

06/14/96 DERM conducted a Hazardous Waste Inspection of the subject site.

08/08/96 Facility was accepted into the State Clean-up Program. Per FDEP website, the facility is still on the priority clean up list. Case closed pursuant to the provisions of Chapter 376 Florida Statutes which precludes further enforcement action for sites accepted into a State Clean up Program.

- b) Folio # 30-2011-016-0010 DERM has file number IW5-2723. There is an open enforcement case against Superstar Cleaners, Inc. for contamination found in an on-site storm drain system.

03/06/03 Samples collected from on-site storm drain revealed hazardous levels of PERC, TCE and vinyl chloride. A Notice of Violation (NOV) was prepared for issuance.

03/10/03 DERM issued a formal NOV to the responsible parties for the violation.

06/26/03 No response received to the NOV, therefore DERM issued a Final Notice Prior To Court Action.

07/22/03 Contamination Assessment Report (CAR) received by DERM is disapproved.

08/11/03 CAR Addendum (CARA) for the site is due.

10/31/03 DERM approved a request for a 30-day extension of time.

12/16/03 DERM sent letter requesting the \$462.00 review fee for the CARA submittal.

01/05/04 CARA review fee is received by DERM, CARA review by DERM is underway.

02/25/04 DERM sent letter to responsible parties disapproving the CARA.

04/28/04 Letter received by DERM requesting DERM to reconsider requirements for well installation.

05/21/04 DERM granted 60 days for completion of the required CARA.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z